

# TYPE II REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1301B)



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## NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type II) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Chapter 40.500, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

**Project Name:** MIKE HAGENSEN SHORT PLAT

**Case Number:** PLD2005-00120; SEP2005-00188; EVR2005-00108

**Location:** 40417 NE Miller Road

**Request:** The applicant proposed to divide approximately 12.03 acres into two (2) single family residential lots for a property in the R-5 zone.

**Applicant:** Bruce A. Neill  
Neill Real Estate Services, LLC  
12913 NE 41<sup>st</sup> Street  
Vancouver, WA 98682  
(360) 260-1028; (360) 254-1847 [Fax]  
[BruceNeill@comcast.com](mailto:BruceNeill@comcast.com)

**Contact Person:** Same as applicant

**Property Owner:** Mike Hagensen, et ux  
40417 NE Miller Road  
Washougal, WA 98671  
(360) 834-8182

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Determination Staff Report, when completed, will be available for viewing at the Customer Service Center, 1300 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 40.570.040. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 40.570.040(D).

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**Staff Contact:** Jose Alvarez, Extension 4898

**Neighborhood Contact:**

Washougal River Neighborhood Association; Steve Gibson – Council Member  
PO Box 846; Washougal, WA 98671; message phone: 835-1716  
E-mail: [win@ispllc.net](mailto:win@ispllc.net)

**Legal Description of Property:**

(Parcel Number 140896-000) Northeast Quarter of Section 24, Township 2 North, Range 4 East of the Willamette Meridian

**Plan/Zone Designation:**

R-5

**Approval Standards/Applicable Law:**

Clark County Code: Title 15 (Fire Prevention), Section 40.210.020 (Rural Residential Zoning District), Section 40.350 (Transportation), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.440 (Habitat Conservation), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.570 (SEPA), Section 40.610 (Impact Fees), Title 24 (Public Health), Section 40.550 (Modifications and Variances) and the Clark County Comprehensive Plan.

**Application & Fully Complete Date:**

Application Filed: October 13, 2005  
Fully Complete: November 3, 2005

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are

possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

### **Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Jose Alvarez, at (360) 397-2375, Ext. 4898, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

### **Appeals:**

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$191** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

### **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposeddev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

Attn: Jose Alvarez  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>

Or contact Jose at [jose.alvarez@clark.wa.gov](mailto:jose.alvarez@clark.wa.gov)

**Date of this Notice: November 17, 2005**

<b><u>Closing Date for Public Comments:</u></b> <b>December 1, 2005</b>
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*(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)*

**Attachments:**

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan